

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
FEBRUARY 11, 2014**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, February 11, 2014 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:45 p.m. The following members were present: Kathleen Sullivan, Chair; Shermin Ata; Justin Outling; Tyler Quinn; and Steve Allen. Staff present included Elizabeth Benton, Cheryl Lilly, Barbara Harris, and Inspectors Don Sheffield, Roy McDougal, Roddy Covington, Don Foster, Jared LaRue, Brad Tolbert, and Rick Stovall. Also present was Tom Carruthers, Attorney for the Commission; Mary Lynn Anderson, City Attorney's Office; and Gloria Gray, Code Compliance Administrator.

1. SWEARING IN OF CITY STAFF TO TESTIFY:

City staff was sworn as to their testimony in the following matters.

2. SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:

Property owners and citizens were sworn as to their testimony in the following matters.

3. APPROVAL OF MINUTES FROM JANUARY 14, 2014 MEETING:

Mr. Quinn moved approval of the January 14, 2014 meeting minutes, seconded by Mr. Outling. The Commission voted 4-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn. Nays: None.)

4. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Compliance Coordinator Benton announced that Item 6, 2502 Aster Street, and Item 13, 2410 Rowe Street have been removed from the agenda. The properties are now in compliance.

CONTINUED CASES:

- 5. 1212 Pearson Street.** (TMN 31-5-7) Hubaldo Guerreto, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from 11-12-13 and 1-14-14.
(CONTINUED UNTIL MARCH 11, 2014 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on October 19, 2012. The hearing was held on December 19, 2012 and the Order to Repair was issued on February 11, 2013. The property did not have to be secured.

There was no one present to speak on this property.

Compliance Coordinator Benton stated that the owner has made almost all of the repairs and is nearing the end of the job.

Inspector Foster confirmed that the owner has almost completed the repairs and is awaiting the final inspection of the building permit. He has not heard from the owner as to his inability to attend this meeting.

Ms. Ata moved to continue the case until the March 11, 2014 meeting, seconded by Mr. Quinn. The Commission voted 3-1 in favor of the motion. (Ayes: Sullivan, Ata, Quinn. Nays: Outling.)

6. **2502 Aster Street** (TMN 214-2-25) Victor Archibong and Chiekwe Anysansi Archibong, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from 11-12-13 and 14-14-14. **(REMOVED DUE TO COMPLIANCE)**
7. **325 Lawrence Street** (TMN 243-5-13) Stephen Agapion and Alice Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from 12-10-13 and 1-14-14. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on May 22, 2013. The hearing was held on June 21, 2013 and the Order to Repair was issued on the same day. The property did not have to be secured.

There was no one present to speak on this property.

Compliance Coordinator Benton noted that the owner advised the Commission at the last meeting that there would be a new owner.

Inspector Sheffield stated that a building permit was pulled on January 14, 2014 but there have been no inspections.

The property owner did not inform the City as to his or her inability to attend this meeting. No violations have been brought into compliance since the last meeting with the exception of the power being turned on.

Given the absence of testimony from the owner or any interested party as to the intention to bring the property into compliance, as well as the incorrect representations at the last Commission meeting that negotiations were almost done and work on the property would begin shortly, Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn. Nays: None.)

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 7, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include unclean/unsanitary floors, ceilings and/or walls; rotten flooring must be repaired in bathroom area around bathtub and kitchen area; exposed wiring at light fixtures, missing covers; open ground outlets; missing smoke detectors; screens on exterior doors need to be self closing and latching; windows don't open/close as manufactured; windows have locks needing repair or are missing; windows missing screens; windows aren't weathertight; structural members of roof are deteriorating; exterior walls have loose or rotting material; exterior wood surfaces need to be maintained by painting or other protective coating; property needs to be graded to prevent accumulation of water; gutters and downspouts in disrepair; roof has leaks; front steps are rotten or in disrepair; front porch ceiling contains holes and/or is rotten; handrails missing on back porch stairs; flashing is required around chimney; dwelling does not contain bathtub.

Chair Sullivan stated that the property involved in this matter is located at **325 Lawrence Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before

this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

8. **1012 Caldwell Street** (TMN 32-87-7) Dionne Mack, James Mack and Staley Mack, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from 6-11-13, 8-13-13, 10-8-13, 11-10-13, and 1-14-14. **(INSPECTOR UPHELD)**

Chair Sullivan advised the Commission that an email was received from the owner who provided a plan for completion.

Compliance Coordinator Benton stated that this case was initially inspected on November 21, 2011. The hearing was held on July 5, 2012 and the Order to Repair was issued on the same day. The property did have to be secured and the owner secured it. There are children living in the area where the property is located.

Inspector Sheffield stated there are no permits for this property.

There has been no activity at the property. There was a "No Trespassing" sign in the front of the property. There was not a shed on the property when the Inspector was there. It was indicated at the January, 2014 hearing that there were two potential buyers for the house.

Compliance Coordinator Benton stated that the list of violations include exposed wiring at light fixture; power was not on at time of inspection; missing smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; loose floor covering must be repaired or replaced; doors need to be weathertight; bedrooms must have a door and interior lock; windows have broken glass; windows need to be weathertight; foundation wall has holes or cracks, porch area; roof drains, gutter and downspouts in disrepair; front porch deck has loose boards; interior walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; unclean/unsanitary floors, ceilings and/or walls; every window shall open and close as manufactured.

Given that the property has been out of compliance for a number of years as well as the fact that the property owner's prior representations about the property have proven to be inaccurate in addition to the fact that no progress has been made on this property at least since the prior hearing, Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn. Nays: None.)

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 7, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Chair Sullivan stated that the property involved in this matter is located at **1012 Caldwell Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before

this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 9. 814 Dillard Street.** (TMN 35-1-17) Basil Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from 1-14-14.
(CONTINUED UNTIL MARCH 11, 2014 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on January 30, 2013. The hearing was held on May 28, 2013 and the Order to Repair was issued on the same day. The property did not have to be secured.

Irene Agapion, 625 South Elm Street, told the Commission that progress has been made on repairs to this property since the last meeting. She explained that the property is on the block that UNC-Greensboro intended to purchase. Her brother, the property owner, thought that the college would purchase the house for demolition. The purchase did not occur and her brother committed to repair the property for rental. Some exterior debris has been removed, there has been cleaning on the interior, the stove and refrigerator have been removed, repairs have been made to the front porch ceiling and the soffit under the front porch, and new blinds have been installed. The contractor estimates that repairs should be completed on or before April 18, 2014. The replacement windows had to be special-ordered and will cause a delay of 2 weeks. She noted that adverse weather conditions have also contributed to the delay in completion.

Brian Higgins, 1007 Haywood Street, felt that progress had been made as evidenced through the timeline presented by Ms. Agapion. He was in favor giving an extension through March, 2014; however, he felt the Commission should uphold the Inspector to insure that the owner will repair the property in a timely manner. He noted that the house has been in disrepair for years.

Mr. Quinn pointed out to the Commission that Ms. Agapion has held true to her word in the past on bringing properties into compliance.

Given the fact that the interested party has made progress on this property since the Commission's last meeting, Mr. Outling moved to continue the case until the March 11, 2014 meeting, seconded by Mr. Quinn. The Commission voted 3-1 in favor of the motion. (Ayes: Sullivan, Outling, Quinn. Nays: Ata.)

- 10. 1007 Pearson Street** (TMN 30-8-6) Parnell Robin Beatty, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from 1-14-14. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on June 6, 2013. The hearing was held on August 7, 2013 and the Order to Repair was issued on August 9, 2013. The property did not have to be secured.

Parnell Beatty, 1040 Kings Meadow Drive, Winston Salem, North Carolina, informed members that there is a potential buyer for this property. He stated that selling the property is his best option. If the sale does not materialize, he will do the repairs himself. There has been additional water damage to the property since the last meeting that have added to problems that already existed. The tenant was slow in vacating and he has just now cleaned out the property. Mr. Beatty estimated that he should know within 30 days if there will be a sale.

Ms. Ata moved to continue the case until the March 11, 2014 meeting. There was no second and the motion failed.

Given the fact that this particular property has been out of compliance for a number of years notwithstanding its most recent inspection date, as well as the fact that at this hearing we are in essentially the same position as the last hearing in terms of not knowing where ownership might land or what the plan is to bring the property into compliance if there is no sale, Mr. Outling moved to uphold the Inspector,

seconded by Mr. Quinn. The Commission voted 3-1 in favor of the motion. (Ayes: Sullivan, Outling, Quinn. Nays: Ata.)

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 6, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include front porch guard rails are loose, damaged or improperly maintained; back porch guardrail on stairs and landing is missing; exterior stairs rotten or in disrepair; front porch floor is rotten or in disrepair; front porch ceiling contains holes, rotten wood, and/or in disrepair; interior doors difficult to operate; premises needs proper identification numbers; unclean and unsanitary floors, ceilings and/or walls, electrical equipment needs to be maintained, panel box missing inside cover; exterior walls contain holes and/or breaks and have loose or rotting material; exterior wood surfaces need to be maintained with paint or other protective coating; flashing required around chimney; foundation walls have holes or cracks; property needs to be graded to prevent water accumulation; exterior doors need to be weathertight; windows don't open and close as manufactured; windows are missing screens; windows have broken or missing locks; windows need to be weathertight; interior walls have loose plaster, decayed wood, or other defective material; interior walls have peeling, chipping, or flaking paint; loose floor covering must be repaired or replaced in kitchen; all appliances need to be capable of performing their intended function; cracked or missing electrical outlet covers and switch plate covers throughout; electrical equipment needs to be properly installed and maintained with regard to kitchen light fixture; exposed wiring at outlets throughout house; exposed wiring at light fixtures throughout house; open grounds on outlets throughout house; utilities for heat—gas or electric, were not on at time of inspection; loose commode in upstairs bathroom; bathrooms need functional door with functioning locks; roof leak.

Chair Sullivan stated that the property involved in this matter is located at **1007 Pearson Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

11. **615 Willard Street** (TMN 196-7-4) Sandra Lee Biggs and Tracy Dale Biggs, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from 11-12-13 and 1-14-14. **(CONTINUED UNTIL MAY 13, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on March 3, 2011. The hearing was held on March 6, 2013 and the Order to Repair was issued on the same day. The property did not have to be secured. There are children living in the area where the property is located and there is a daycare facility nearby.

Tracy Biggs, 5307 Eckerson Drive, stated that since the prior meeting the water coming to the house has been repaired. The living room, den, kitchen, and front bedroom have been repainted and sheetrock has been repaired. The flooring will be put in when the weather improves. He described other repairs made to the property. The bathroom remains to be done and he is waiting for confirmation of a start date from the

electrician. He is making progress and estimated that his timeline to completion is 60 days due to the electrical issue.

Inspector LaRue stated that at least ten of the actual violations have been corrected since his last visit to the property. There was work going on at the property at the time of his visit.

Given the substantial progress that has been made at this property both during its entire life cycle before the Commission as well as since the Commission's January, 2014 meeting along with the owner's timeline for bringing the property into compliance, Mr. Outling moved to continue the case until the May 13, 2014 meeting, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata. Nays: None.)

**12. 1103 Pisgah Church Road (TMN 6-350-A-701-25) Norwood McMillian, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from 10-8-13.
(EXTERIOR STRUCTURE UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on March 3, 2011. The hearing was held on January 25, 2013 and the Order to Repair was issued on February 1, 2013. The property did not have to be secured.

Inspector Sheffield stated that there is a permit for demolition of the storage shed.

Norwood McMillan, 1103 Pisgah Church Road, indicated that there is a signed contract to demolish the storage shed at the back of the property. The shed is not attached to the main house. The ground is wet due to weather conditions and heavy equipment cannot get to the area. The structure can be removed within four or five days once the ground becomes dry. He noted that snow is expected and felt that the ground would be sufficiently dry within 30 to 60 days considering February weather conditions.

Inspector McDougal commented that other violations have been corrected by the owner.

Mr. Outling asked the owner to explain why the shed had not already been demolished as removal was discussed earlier at the October, 2014 meeting. The owner stated that he had to wait for a reasonable bid to come in for the demolition.

Ms. Ata moved to uphold the Inspector to give the owner 90 days to remove the structure.

It was noted that an order to uphold the Inspector would limit the property owner's flexibility should there be circumstances beyond his control such as extended poor weather.

Inspector McDougal responded to a question from Chair Sullivan and clarified that there is also a house on the property in addition to the shed. A motion to uphold the Inspector would also include demolition of the home if the shed was demolished.

Ms. Ata withdrew her motion to uphold the Inspector.

Counsel Carruthers advised the Commission as to the modification of a demolition order.

Mr. Outling moved to modify the Inspector's order to remove the principle structure from the jurisdiction of the Minimum Housing Commission as it is now in compliance and that the Inspector's order to demolish is to be upheld as to the accessory structure, seconded by Mr. Quinn. The Commission voted 4-0 in favor of the motion. (Ayes: Sullivan, Quinn, Outling, Ata. Nays: None.)

Ms. Ata moved to uphold the Inspector for the accessory building only at 1103 Pisgah Church Road, seconded by Mr. Outling. The Commission voted 4-0 in favor of the motion. (Ayes: Sullivan, Quinn, Outling, Ata. Nays: None.)

Mr. Allen joined the meeting at 2:38 p.m.

Counsel Carruthers asked Compliance Coordinator Benton, as to the accessory structure, if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 6, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes with regard to the accessory structure. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations for the accessory structure include exterior shed has rotting wood material; accessory structure has ceilings that have collapsed or are falling in; accessory structure has a roof that collapsed or is falling in; accessory structure has walls that need repair; electrical equipment needs to be properly installed and maintained inside shed.

Chair Sullivan stated that the property involved in this matter is located at **1103 Pisgah Church Road** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

13. 2410 Rowe Street (TMN 156-4-1) Charles Coble and Betty Coble, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Tolbert. Continued from 10-8-13.
(REMOVED DUE TO COMPLIANCE)

14. 1501 Summit Avenue (TMN 256-45-48) Raymond D. Honeycutt Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from 10-8-13 and 1-14-14.
(CONTINUED UNTIL MAY 13, 2014 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on September 18, 2012. The hearing was held on October 18, 2012 and the Order to Repair was issued on the same day. The property did not have to be secured. There are children located in the area where the property is located an elementary school is nearby.

Jim Teal, 300 West Washington Street, is a rehabilitation advisor for the City. He stated that the owner has applied and been approved for the RHIP (Rental Housing Improvement Program) program. After bids are received and contracts are signed, the construction should begin within two months. He estimated it will take 60 days to complete the project.

Mr. Allen moved to continue the case until the May 13, 2014 meeting, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn, Allen. Nays: None.)

A recess was taken at 2:49 p.m. and the meeting resumed at 3:01 p.m.

NEW CASES:

- 15. 839 Broad Avenue** (TMN 50-2-3) Charles Monroe Alston and Latisha Alston, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.
(CONTINUED UNTIL APRIL 8, 2014 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on February 1, 2013. The hearing was held on April 5, 2013 and the Order to Repair was issued on the same day. The property did not have to be secured. There are children located in the area where the property is located.

Latisha Austin, 839 Broad Avenue, stated that this is a rental property. Her intention is to repair the property and continue with the rental. Some repairs have already been made to the property. She has sent out bids for the repairs and is in the process of securing financing. She estimated 90 to 120 days to bring the property into compliance based on information from contractors with whom she has spoken in connection with the bids.

Inspector Sheffield stated that if the work is more than \$5,000 the owner will need to secure a building permit. He did not see any repairs that would require a permit at this time.

Ms. Austin commented that loans are available to her through the City's lead program. She has not been in contact with the City regarding the program. She is awaiting the return of all bids.

This property was formerly a RUCO case. There has been no tenant at the property since January, 2013.

Given the owner's seeming intent to bring the property into compliance as well as her timeline and the information she has conveyed to the Commission, Mr. Outling moved to continue the case to the April 8, 2014 meeting, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn, Allen. Nays: None.)

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 7, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes with regard to the accessory structure. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include plumbing pipes or fixture are broken, burst, frozen or inoperable, water under structure; water heater not properly installed or operable; electrical equipment needs to be properly installed and maintained, electrical baseboard heat in back bedroom does not work; exposed wiring at light fixture; loose toilet; rotten flooring must be repaired, bathroom area/kitchen area; loose floor covering must be repaired or replaced; exterior doors need to be weathertight; screens required on doors; screens required on windows; every window shall open and close as manufactured; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; property needs to be graded to prevent accumulation of standing water.

- 16. 906 Ardmore Drive** (TMN 203-10-24) Stonecrest Income and Opportunity Fund I, LLC, Incorporated Services, Inc., Registered Agent, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on April 12, 2013. The hearing was held on July 31, 2013 and the Order to Repair was issued on August 1, 2013. The City did have the property secured. There are children living in the area where the property is located and an elementary school is nearby.

There was no one present to speak on the property.

Inspector Sheffield stated that no permits have been pulled although windows and front porch repairs would require permits.

The Inspector gained access to the property through a warrant.

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 7, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes with regard to the accessory structure. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet and switch covers; exposed wiring at light fixture and outlets; power not on at time of initial inspection; missing and inoperable smoke detectors; utilities for heat, gas/electric not on at time of inspection; unclean/unsanitary floors, ceilings, and/or walls; water not on at time of inspection; walls have peeling, chipping or flaking paint; interior walls have cracks, holes or loose plaster, decayed wood or other defective material; rotten flooring must be repaired; loose floor covering must be repaired or replaced throughout structure; ceiling contains holes, loose material and/or in disrepair throughout structure; doors need to be weathertight; screens required on windows; screens on doors should be self closing and latching; windows need to be weathertight; flashing required around chimney; foundation walls has holes or cracks; foundation wall has ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; exterior wood surfaces need to be maintained by painting or other protective coating; roof drains, gutters, and downspouts in disrepair; exterior walls have loose or rotted material; ceiling contains holes, rotten and/or in disrepair; guardrails are loose, damaged or improperly maintained at the front porch; side porch handrail is loose, damaged or improperly maintained; water heater not properly installed or maintained.

Given the fact that this particular property has been out of compliance for an extended period of time, as well as the absence of any testimony as to the current property owner's intent to bring the property into compliance and the fact that the City has not had any communications with the property owner regarding his or her inability to attend this hearing, Mr. Outling moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **906 Ardmore Drive** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

17. **1501 Randolph Avenue** (TMN 76-1-19) Ramona Thornton Lewis, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.
(CONTINUED UNTIL MARCH 11, 2014 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on July 10, 2013. The hearing was held on August 9, 2013 and the Order to Repair was issued on August 12, 2013. The property did not have to be secured.

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 6, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes with regard to the accessory structure. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include doors need to be weathertight; double keyed deadbolt not permitted on means of egress door; bedrooms must have a door with interior locks; locks not maintained or missing from windows; screens required on windows; every window shall open and close as manufactured; windows need glazing, broken glass in master bedroom; windows need to be weathertight; exterior light at front door missing cover, exterior light at backdoor is not for outdoor use; exterior walls have loose or rotted material; exterior walls contain holes and/or breaks; exterior wood surfaces need to be maintained with paint or other protective coating; flashing needs repair around chimney; foundation wall has holes or cracks; cracked or missing electrical outlet cover; outlet box in dining room laying on floor with exposed wires; exposed wiring at light fixture; open ground outlets; missing smoke detectors; heat—gas/electric not on at time of inspection; water heater relief valve improperly installed and/or maintained; dwelling shall be kept free from insect and rodent infestation; unclean and unsanitary floors, ceilings and/or walls; walls have peeling and/or chipping paint; walls have cracked or loose plaster, decayed wood or other defective material; floor in kitchen area sagging and soft; roof has rotten sheathing;

Inspector Sheffield stated that there are no permits for this property. Replacement of roof sheathing would require a permit.

Walter Brown, 1218 Randolph Avenue, stated that the property is owned by his niece who lives out of town. She is in process of selling the property to Mr. Brown. He has started some of the repairs but will do the major repairs once the property is in his name. He plans to finish the work as soon as possible. His niece will be in town in two months to close-out the property.

Completed repairs include corrections in walls, a lot of electrical work, and the house has been cleaned out. Most of this work was done two months ago.

Inspector Stovall saw no changes when he was at the property to do the video other than the tenants had moved out.

Once the property has closed, his timeline to repair is 60 days. The contractor felt it would take no longer than 30 days once the property has closed.

Mr. Brown was advised that an attorney can send the paperwork to his niece to expedite the closing. He has already received compensation for the property

Mr. Allen moved to continue this case until the March 11, 2014 meeting, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn, Allen. Nays: None.)

18. 2503 Kersey Street (TMN 17-13) Dorothy H. Cornelius, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Tolbert. (CONTINUED UNTIL APRIL 8, 2014 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on September 1, 2011. The hearing was held on October 3, 2011 and the Order to Repair was issued on October 26, 2011. The

property did not have to be secured. There are children living in the area where the property is located and an elementary school is located nearby.

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 7, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes with regard to the accessory structure. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include unsafe electrical wiring; unclean and unsanitary floors, ceilings and/or walls; structural members of walls are unable to support load; structural member of roof are rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; windows do not open and close as manufactured; windows need glazing; windows need to be weathertight; exterior walls contain holes and/or breaks; exterior walls not weathertight.

Walter Cornelius, 598 Pine Ridge Drive, stated his intention to repair this property. He will be doing the work himself as funding is available.

There is an electrical permit for this property with an inspection date of April 30, 2013. The building permit was issued in 2011 but there have been no inspections.

Mr. Cornelius has done work on the sheetrock, some flooring, priming, and is still putting down the flooring. The siding has been purchased and will be installed when the weather improves.

Inspector Tolbert confirmed that the sheetrock was finished, the siding was available for installation, and electrical work has been done. A substantial amount of work has been done on the inside of the property. He noted that there had been fire damage at the property.

Mr. Cornelius hopes to have the work completed within 90 days. This property belongs to his mother.

Ms. Ata commented that the exterior needs a lot of work. Mr. Cornelius acknowledged the disrepair and said that the weather had prevented him from doing exterior work.

Mr. Allen moved to continue the case until the April 8, 2013 meeting, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn, Allen. Nays: None.)

19. 1004 West Florida Street (TMN 83-4-41) Chad Meredith, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Tolbert. (INSPECTOR UPHELD)

Compliance Coordinator Benton stated that this case was initially inspected on March 22, 2011. The hearing was held on July 31, 2013 and the Order to Repair was issued on August 6, 2013. The City did have the property secured. There are children living in the area where the property is located and an elementary school is nearby.

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 7, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes with regard to the accessory structure. Compliance Coordinator Benton stated that she agreed with these questions. Compliance Coordinator Benton stated that the list of violations include cracked and missing electrical outlet and switch plate covers; power not on at time of inspection; missing smoke detectors; water not on at time of inspection; unclean/unsanitary floors, ceilings and/or walls; interior walls have peeling, chipping, or flaking

paint; loose floor covering must be repaired or replaced; exterior doors need to be weathertight; bathroom must have door with interior lockset; bedrooms must have door with interior lock; screens required on exterior doors; windows don't open and close as manufactured; windows have missing or broken locks; windows missing screens; windows need glazing; windows need to be weathertight.

The property owner was not present to speak on the property.

Brian Higgins, 1007 Haywood Street, has seen no progress being made at the property and he pointed out the owner's inability to attend this meeting. Adjacent properties are in similar disrepair and he urged the Commission to uphold the Inspector.

Inspector Sheffield stated that no permits have been pulled although interior repairs would require them.

Inspector Tolbert stated that no changes have been noticed at the property.

Given the time period this property has been out of compliance, the lack of anyone present to give testimony on this property and the lack of evidence that the property will be brought into compliance, Mr. Quinn moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **1004 West Florida Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

20. 1201 Northwood Street (TMN 93-4-6) Heirs of Mildred K. Hobbs, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal.
(CONTINUED UNTIL MAY 13, 2014 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on March 26, 2013. The hearing was held on June 10, 2013 and the Order to Repair was issued on June 17, 2013. The City did not have to secure the property. She indicated that an email was received from the owner who lives in Florida who expressed his intention to repair the property. There is a water infiltration problem in the basement. He cannot move forward until the problem is resolved. He is requesting three months to correct the water issue.

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 7, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes with regard to the accessory structure. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes power not on at time of inspection, no electrical power; missing smoke detectors; heat—gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; upstairs and downstairs bathroom commode loose and unstable, both commode tanks are damaged; walls and interior window frames have

chipped and peeling paint throughout unit; cracked window pane in second bedroom and ceilings in unit have chipped and peeling paint.

Compliance Coordinator Benton described the water problem in the basement and the owner's plan to move forward with repairs. She said that the owner was unable to attend the meeting due to his age and the impending bad weather.

Inspector McDougal stated that a large amount of money had already spent by the homeowner to correct violations. The owner is making a strong effort to bring the property into compliance. Asked if repairs unrelated to the water damage had been attempted, he described a major tree removal that resulted in damage to the roof.

Given the owner's email indicating his intention to bring the property into compliance in addition to his considerable expenditures to bring the property into compliance and his inability to attending this meeting due to impending bad weather, Mr. Outling moved to continue this matter until the May 13, 2014 meeting, seconded by Mr. Allen. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Allen. Nays: None.)

21. 1119 Warren Street (TMN 109-1-36) Kevin Land Herndon, Owner. In the Matter of Order to Repair, Alter or Improve Structure) Inspector Tolbert. (INSPECTOR UPHELD)

Compliance Coordinator Benton stated that this case was initially inspected on April 25, 2011. The hearing was held on April 25, 2013 and the Order to Repair was issued on May 30, 2013. The City did not have to secure the property.

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 7, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes with regard to the accessory structure. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked and missing electrical outlet and switch plate covers; power not on at time of inspection; missing smoke detectors; unclean/unsanitary floors, ceilings and/or walls; interior walls have peeling, chipping, or flaking paint; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; windows need glazing; windows need to be weathertight.

Inspector Sheffield stated that no permits have been pulled although foundation work would require them.

The property owner was not present to speak on the property.

This case was served by publication.

Inspector Tolbert stated that there has been no activity at the site.

Brian Higgins, 1007 Haywood Street, stated this house was actually first inspected in 2006 and had gotten lost in the system. This property is a nuisance attraction and he urged the Commission to uphold the Inspector.

Mr. Allen moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **1119 Warren Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

22. 609 South Chimney Rock Road (TMN 94-7031-A-996-7) Brenda J. Smith and Mark Delane Smith, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Foster.
(INSPECTOR UPHELD)

Compliance Coordinator Benton stated that this case was initially inspected on February 3, 2012. The hearing was held on November 9, 2012 and the Order to Repair was issued on the same day. The owner did secure the property.

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 5, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes with regard to the accessory structure. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include heat—gas/electric not on at time of inspection; water not on at time of inspection; unclean/unsanitary floors, ceilings and/or walls; exterior walls need to be weathertight; every window shall open and close as manufactured; windows need glazing; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; roof has leaks; roof drains, gutters, and downspouts in disrepair; interior walls have peeling, chipping or flaking paint; rotten flooring must be repaired in master bedroom and bathroom; loose floor covering must be repaired or replaced; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; dwelling shall be kept free from insect and rodent infestation; missing and inoperable smoke detectors; windows not readily accessible in case of emergency; doors need to be weathertight.

Inspector Sheffield stated that no permits have been pulled although the flooring repair would require one.

The property owner was not present to speak on the property.

Inspector Foster stated that he has never met the owner. The last time he spoke with anyone regarding this property was a year ago. Compliance Coordinator Benton indicated that she has not heard from anyone in reference to this property.

Given the time period this property has been out of compliance as well as the lack of evidence that this property will be brought into compliance and the lack of anyone to speak on behalf of the property, Mr. Quinn moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **609 South Chimney Road** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law.

The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

23. 807 Garrett Street (TMN 241-1-6) Custom Property Development, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Tolbert. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on April 25, 2012. The hearing was held on March 25, 2013 and the Order to Repair was issued on April 4, 2013. The owner did secure the property. There are children living in the area where the property is located.

Counsel Carruthers asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 7, 2014; the property is not a duplex or multiunit apartment; when the violations were read into the record, there were more than five separate types of violations of any of the minimum housing standard codes with regard to the accessory structure. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet cover; cracked or missing switch plate covers; power not on at time of inspection; missing smoke detectors; water not on at time of inspection; dwelling shall be kept free from insect and rodent infestation; unclean and unsanitary floors, ceilings and/or walls; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; bathroom must have a door and interior lock; locks not maintained or missing from windows; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; guardrail and handrail is loose, damaged or improperly maintained; deck, porch and/or patio flooring rotten or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition.

Inspector Sheffield stated that there is an electrical permit for interior wiring but the rough inspection was rejected February 11, 2014. There is no building permit and one is required.

The property owner was not present to speak on the property. Inspector Tolbert received an email from the owner requesting a video from this hearing. The owner has been properly served.

Given the fact that this property has been out of compliance for over a year, as well as the fact there is no testimony today as to the owner's intent to bring the property into compliance which is consistent with the absence of the relevant permits for the property, Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **807 Garrett Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before

this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

REQUEST TO RESCIND:

- 24. 2101 Blair-Khazan Drive** (TMN 760-6-119) US Bank NA, Owner. In the Matter of Order to Repair Alter or Improve structure. Inspector McDougal. **(REPAIRED BY OWNER)**

Mr. Quinn moved to rescind 2101 Blair-Khazan Drive, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Allen. Nays: None.)

- 25. 906 Julian Street (TMN 73-1-3)** Prospero Salgado and Sara Salgado, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(REPAIRED BY OWNER)**

Ms. Ata moved to rescind 906 Julian Street, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Allen. Nays: None.)

- 26. 910 Highland Avenue** (TMN 57-8-22) Joan White, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **(PULLED FOR SERVICE, PER LEGAL)**

Mr. Allen moved to rescind 910 Highland Avenue, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Allen. Nays: None.)

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ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 4:03 p.m.

Respectfully submitted,

Kathleen Sullivan,
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd